
Montreal Market Area Commercial Q4 2019 Statistics

Data as of December 31, 2019

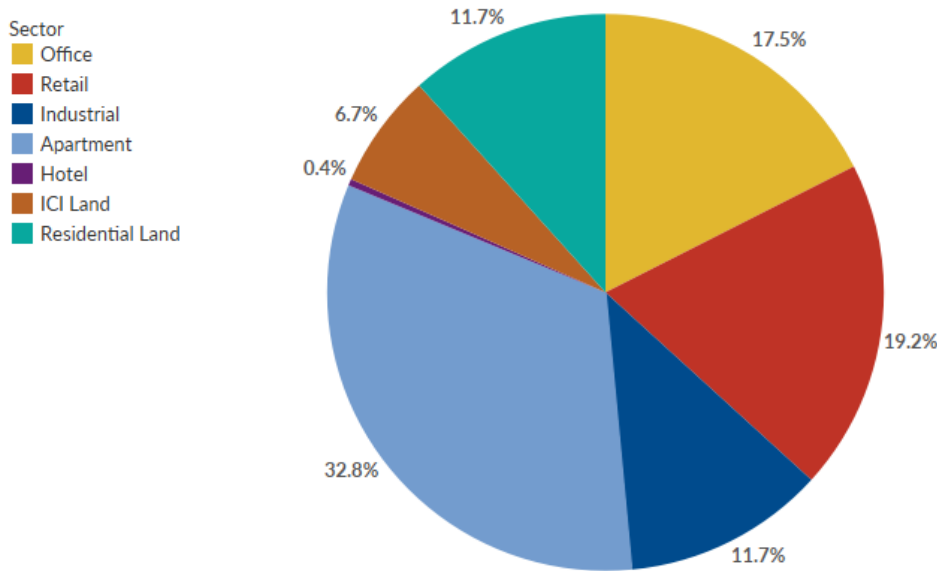


MMA Property Transactions

Q4 2019 registered a total of 427 transaction, worth \$2.4B, down -1% from the previous quarter. Apartment was the most active sector at 35% of activity.

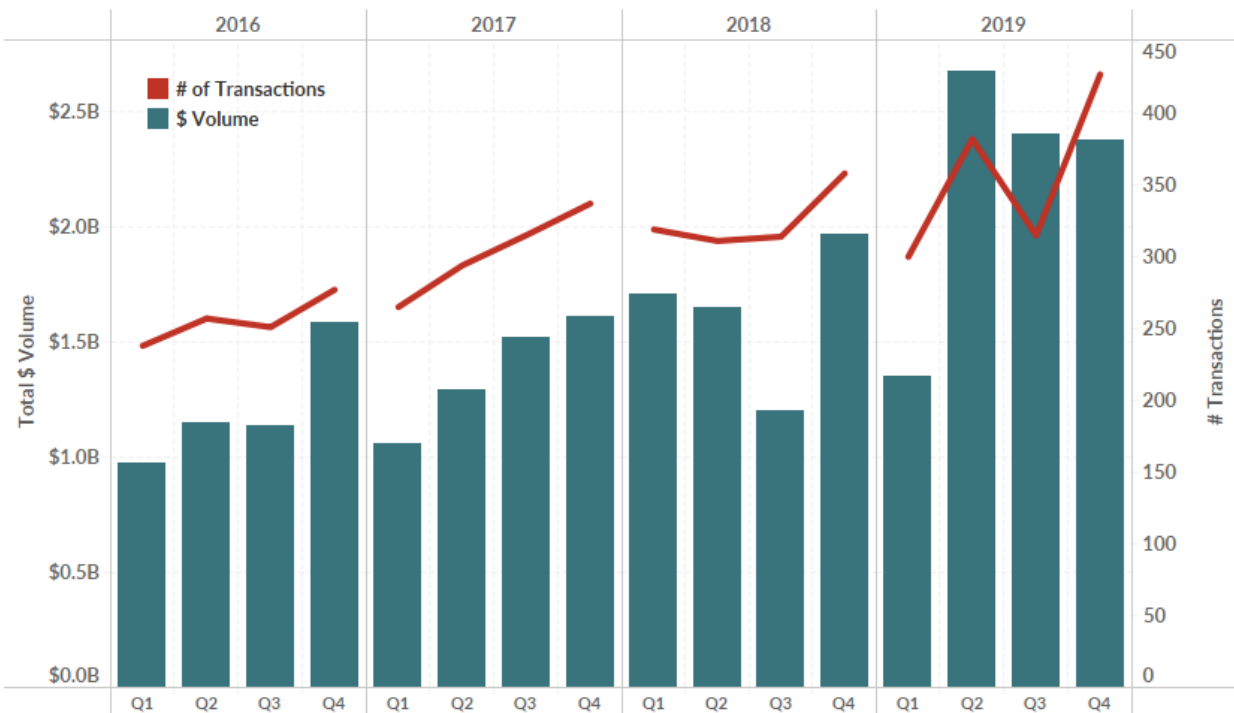


Q4 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

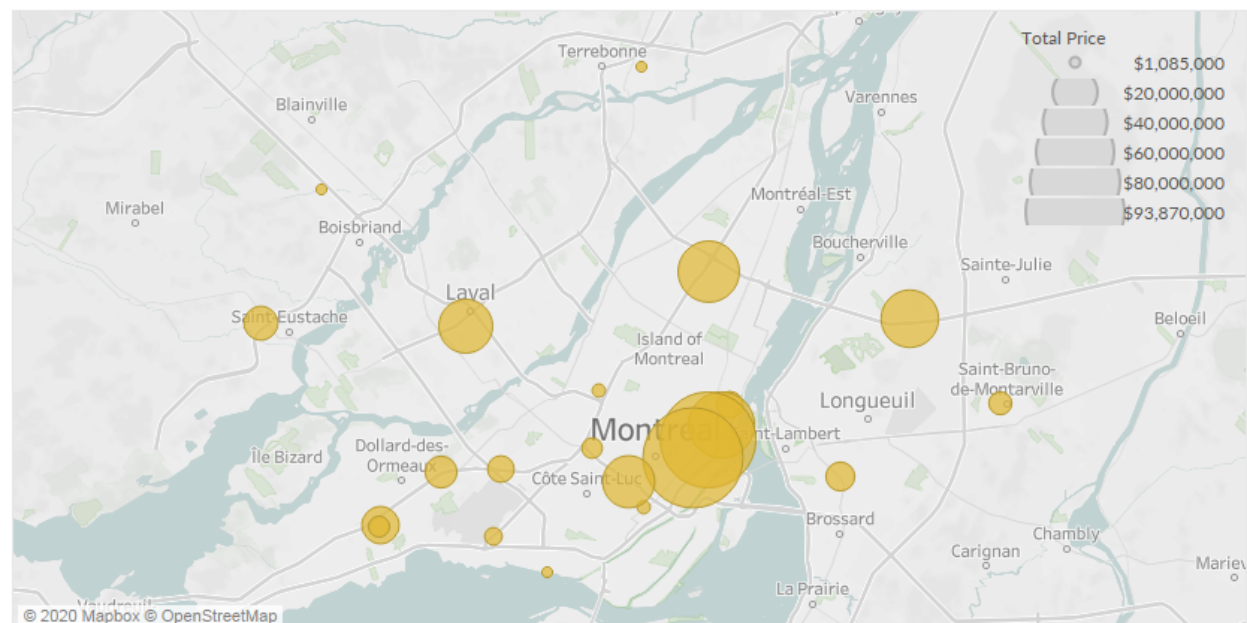
Q4 2019 saw 22 office transactions worth \$417M. The top transaction in Q4 was a \$94M sale in Ville-Marie.

	Q4 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$332.90M	15	\$1,960.55M	67	\$234
Laval	\$27.20M	1	\$38.99M	4	\$118
Longueuil	\$7.90M	1	\$14.83M	4	\$293
North Shore	\$13.03M	3	\$28.55M	7	\$229
South Shore	\$36.00M	2	\$42.61M	5	\$201
Grand Total	\$417.03M	22	\$2,085.54M	87	\$229

Office - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
1498 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$93,870,000	74,005	\$305
425 de Maisonneuve Boulevard ...	Island of Montréal	Ville-Marie	\$86,000,000	311,100	\$276
502 Sainte-Catherine Street East	Island of Montréal	Ville-Marie	\$41,000,000	202,134	\$203
7100 Jean-Talon Street East	Island of Montréal	Anjou	\$35,200,000	171,409	\$205
1550 Ampère Street	South Shore	Boucherville	\$31,000,000	145,393	\$213

Office Property Transactions - Q4 2019



Retail Transactions

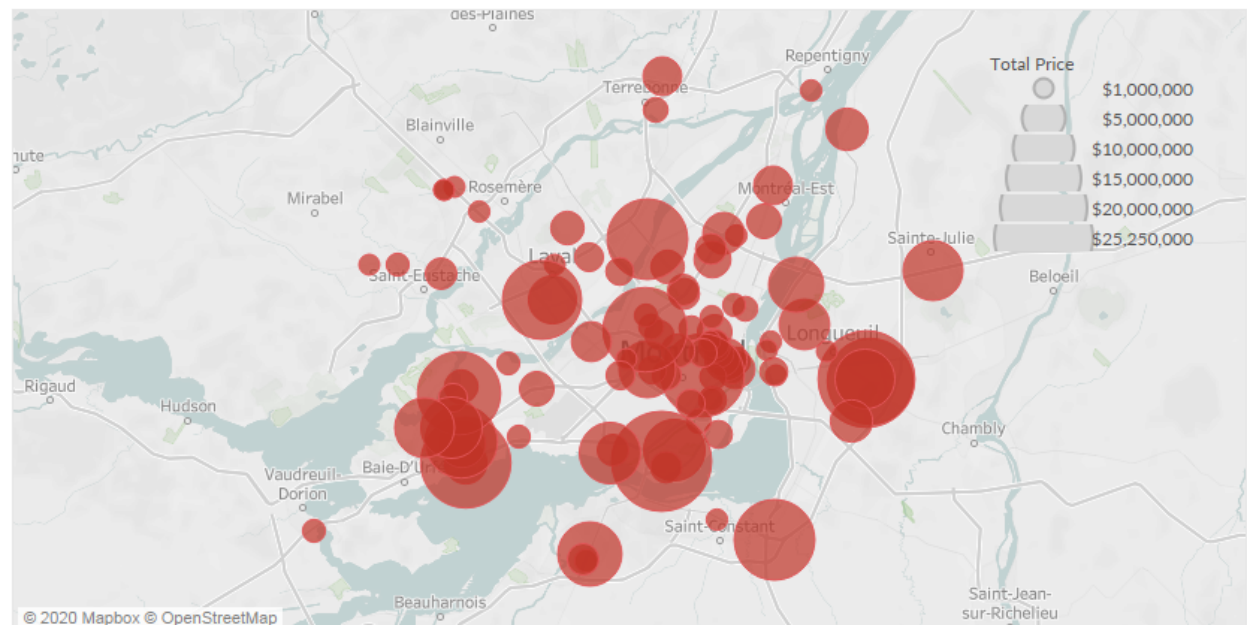
Q4 2019 saw 95 retail transactions worth \$457M. The top transaction in Q4 was an \$25M sale in LaSalle.

	Q4 2019	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$273.02M	59	\$692.16M	175	\$333
Laval	\$45.70M	7	\$104.74M	22	\$255
Longueuil	\$73.24M	9	\$133.94M	17	\$271
North Shore	\$15.60M	10	\$117.67M	45	\$244
South Shore	\$49.92M	10	\$273.49M	46	\$240
Grand Total	\$457.49M	95	\$1,322.00M	305	\$296

Retail - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
2101 Dollard Avenue	Island of Montréal	LaSalle	\$25,250,000	189,026	\$134
5900 Cousineau Boulevard	Longueuil	Saint-Hubert	\$23,603,500	165,600	\$285
50 Saint-Charles Boulevard	Island of Montréal	Beaconsfield	\$20,603,900	110,863	\$372
6250 Cousineau Boulevard	Longueuil	Saint-Hubert	\$18,593,300	104,313	\$356
8701 de L'Acadie Boulevard	Island of Montréal	Ahuntsic-Cartierville	\$17,980,000	962,940	\$373

Retail Property Transactions - Q4 2019



Industrial Transactions

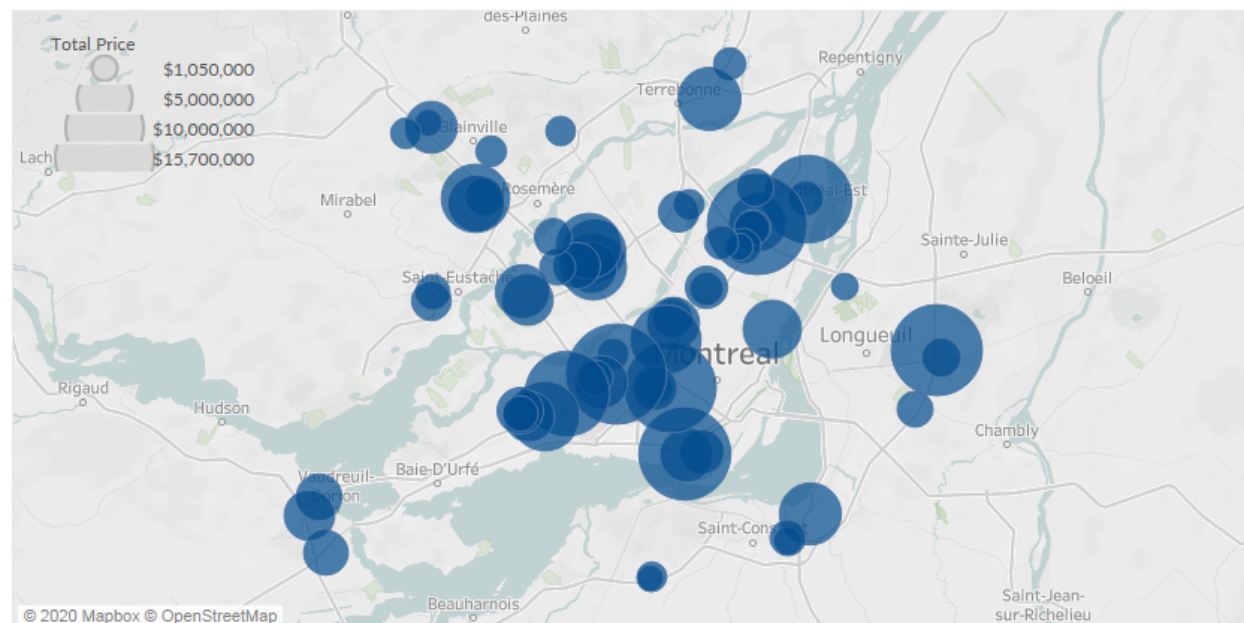
Q4 2019 saw 66 industrial transactions worth \$279M. The top transaction in Q4 was a \$16M sale in Anjou.

	Q4 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$159.91M	31	\$921.71M	113	\$116
Laval	\$43.88M	11	\$107.88M	25	\$149
Longueuil	\$3.13M	2	\$48.49M	10	\$101
North Shore	\$35.67M	12	\$107.28M	38	\$130
South Shore	\$36.88M	10	\$99.28M	33	\$110
Grand Total	\$279.46M	66	\$1,284.63M	219	\$120

Industrial - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
8501 Jarry Street East	Island of Montréal	Anjou	\$15,700,000	199,752	\$79
3400 Raymond-Lasnier Street	Island of Montréal	Saint-Laurent	\$15,586,677	474,000	\$135
8600 Saint-Patrick Street	Island of Montréal	LaSalle	\$13,250,000	99,370	\$133
1299 Marie-Victorin Street	South Shore	Saint-Bruno-de-Montarville	\$13,000,000	185,000	\$70
5540 Paré Street	Island of Montréal	Mont-Royal	\$12,850,000	117,698	\$109

Industrial Property Transactions - Q4 2019



Apartment Transactions

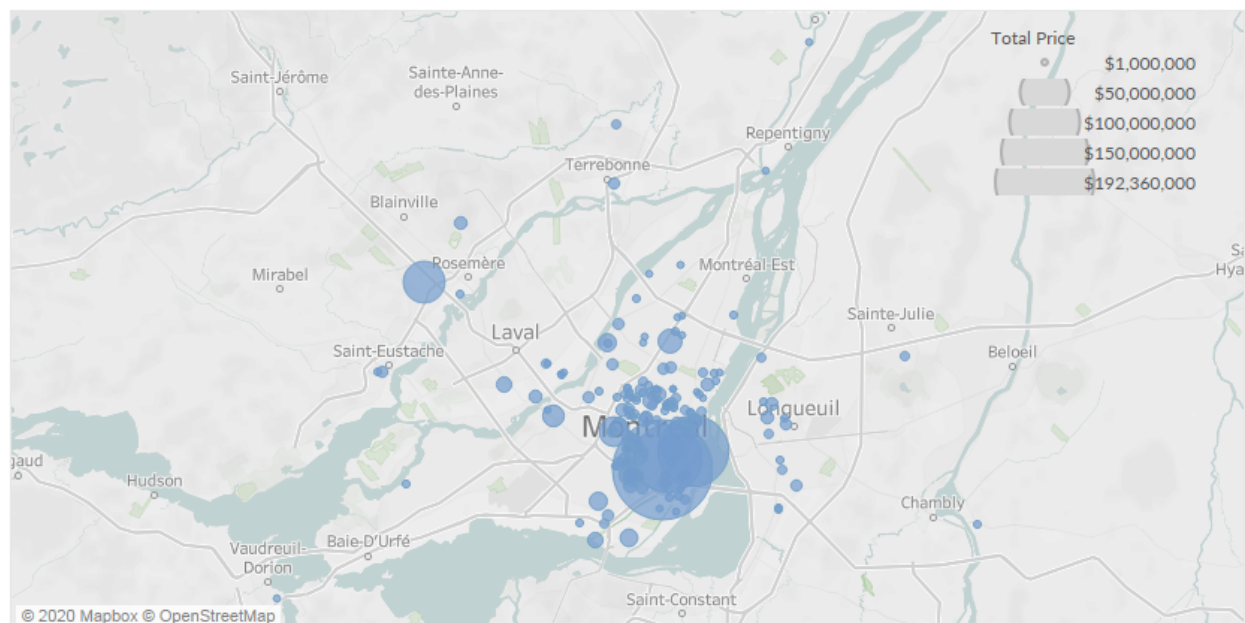
Q4 2019 saw 168 apartment transactions worth \$780M. The top transaction in Q4 was a \$97M sale in Ville-Marie.

	Q4 2019		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$691.14M	137	\$2,220.58M	415	\$179,231
Laval	\$14.10M	7	\$76.01M	34	\$110,296
Longueuil	\$16.41M	8	\$78.90M	39	\$108,106
North Shore	\$47.57M	9	\$167.38M	37	\$139,642
South Shore	\$10.58M	7	\$141.61M	28	\$153,832
Grand Total	\$779.81M	168	\$2,684.49M	553	\$166,075

Apartment - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
681 William Street	Island of Montréal	Ville-Marie	\$96,620,000	243	\$397,613
2150 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$88,740,000	210	\$422,571
1065 Des Francs-Bourgeois Street	North Shore	Boisbriand	\$33,325,000	121	\$275,413
1375 Sherwood Crescent	Island of Montréal	Mont-Royal	\$17,000,000	65	\$261,538
7545 Lacordaire Boulevard	Island of Montréal	Saint-Léonard	\$11,500,000	83	\$138,554

Apartment Property Transactions - Q4 2019



Hotel Transactions

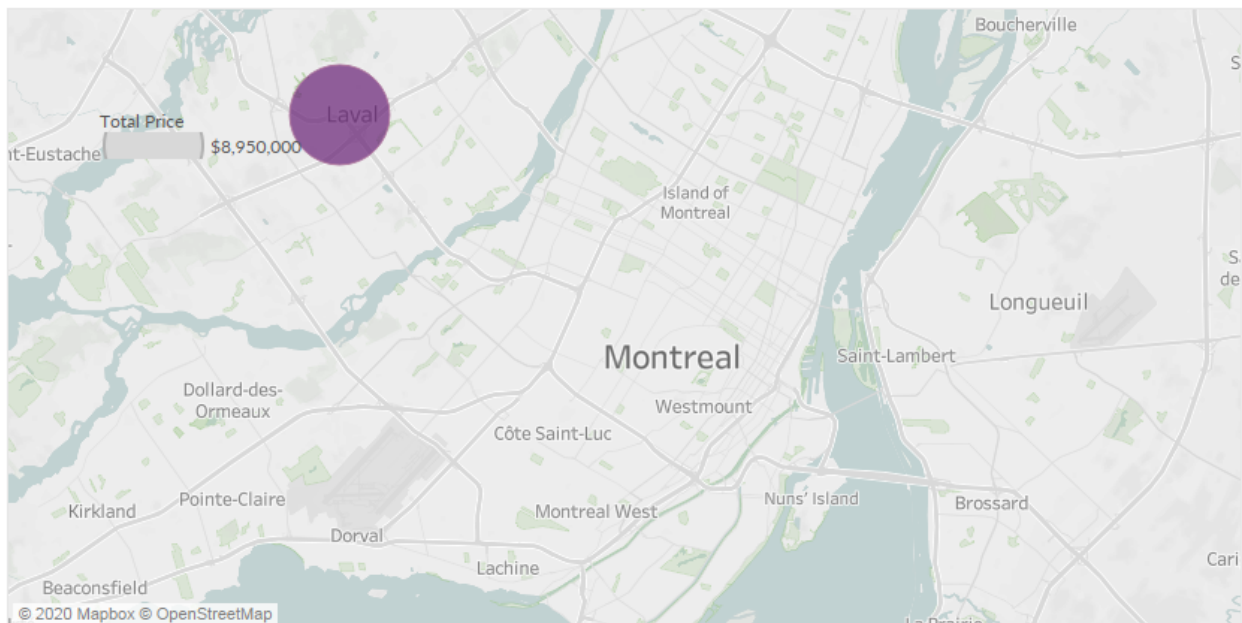
Q4 2019 saw 1 Hotel transaction worth \$9M. The top transaction in Q4 was a \$9M sale in Laval.

Q4 2019			YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal			\$141.20M	8	\$126,488
Laval	\$8.95M	1	\$12.90M	2	\$84,427
Longueuil					
North Shore			\$2.75M	1	\$68,750
South Shore					
Grand Total	\$8.95M	1	\$156.85M	11	\$113,592

Hotel - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
3655 Des Laurentides Highway	Laval	Laval	\$8,950,000	78	\$114,744

Hotel Property Transactions - Q4 2019



ICI Land Transactions

Q4 2019 saw 30 ICI Land transactions worth \$158M. The top transaction in Q4 was a \$3M sale in Pierrefonds-Roxboro.

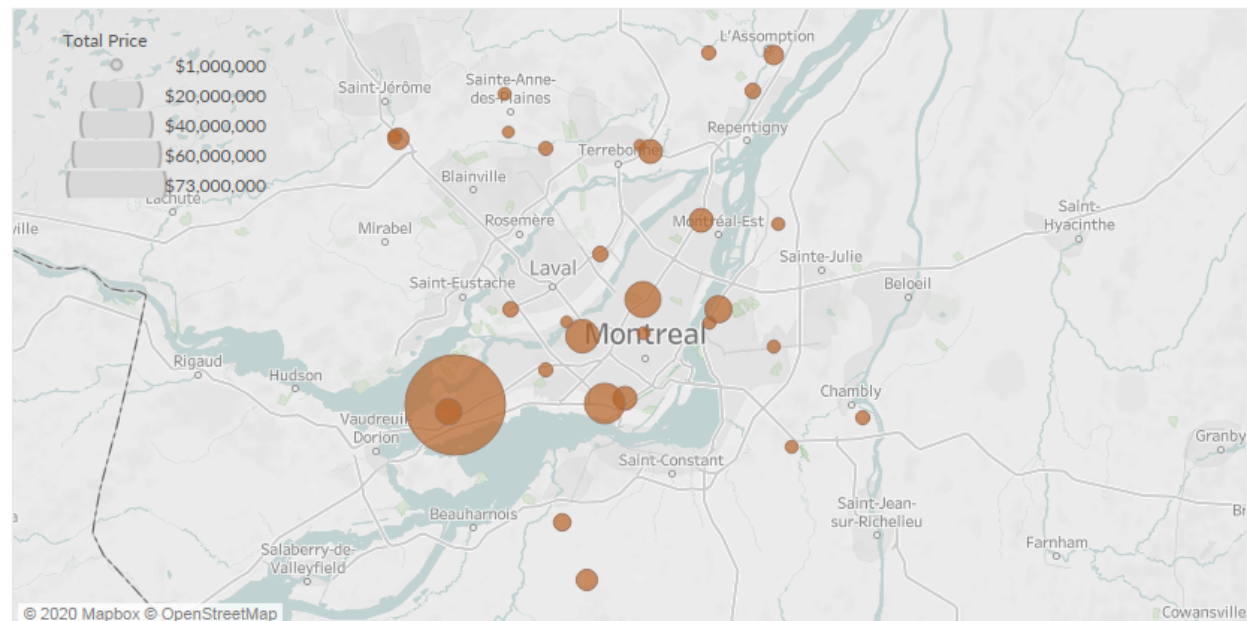


	Q4 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$117.75M	9	\$169.03M	25	\$1,945,176
Laval	\$4.42M	3	\$20.75M	11	\$578,785
Longueuil	\$7.76M	3	\$18.01M	7	\$1,120,686
North Shore	\$19.23M	10	\$52.79M	28	\$234,119
South Shore	\$9.37M	5	\$148.33M	46	\$301,362
Grand Total	\$158.52M	30	\$408.91M	117	\$611,706

ICI Land - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
LOTS Antoine-Faucon Street	Island of Montréal	Pierrefonds-Roxboro	\$73,000,000	298.248	\$244,966
1200 Norman Street	Island of Montréal	Lachine	\$11,750,000	12.032	\$976,532
LOT 2e Avenue	Island of Montréal	Villeray-Saint-Michel-Parc...	\$9,225,000	2.262	\$4,078,159
LOT Henri-Bourassa Boulevard West	Island of Montréal	Saint-Laurent	\$8,000,000	1.544	\$5,182,723
LOT Roland-Therrien Boulevard	Longueuil	Vieux-Longueuil	\$5,325,000	2.357	\$2,259,209

ICI Land Property Transactions - Q4 2019



Residential Land Transactions

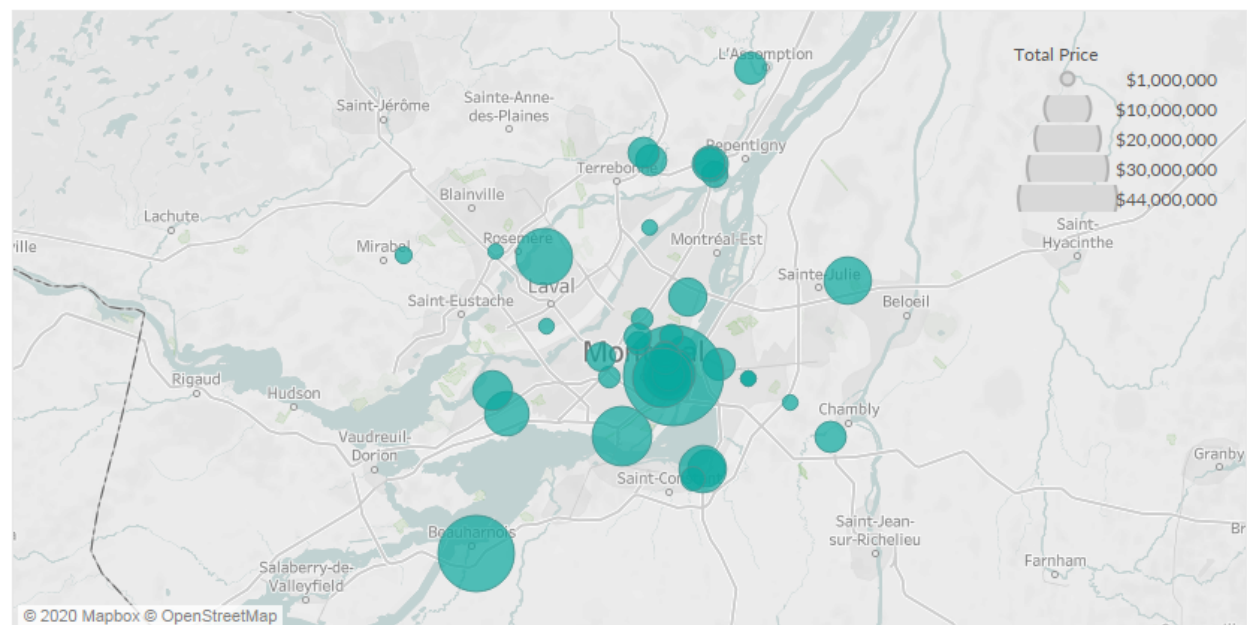
Q4 2019 saw 45 Residential Land transactions worth \$277M. The top transaction in Q4 was a \$44M sale in Ville-Marie.

	Q4 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$168.06M	24	\$573.83M	64	\$3,416,034
Laval	\$16.08M	3	\$56.55M	8	\$553,651
Longueuil	\$7.77M	4	\$28.88M	7	\$697,594
North Shore	\$27.35M	8	\$62.46M	22	\$687,652
South Shore	\$58.09M	6	\$151.56M	31	\$879,593
Grand Total	\$277.35M	45	\$873.28M	132	\$1,104,488

Residential Land - Top Transactions Q4 2019

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
LOT Saint-Jacques Street	Island of Montréal	Ville-Marie	\$44,000,000	0.844	Null
LOTS Gérard-Cadieux Boulevard	South Shore	Beauharnois	\$25,500,000	88.611	\$287,773
1664 Lincoln Avenue	Island of Montréal	Ville-Marie	\$15,500,000	0.217	Null
9440 Clément Street	Island of Montréal	LaSalle	\$15,000,000	6.489	\$2,311,757
LOTS Sainte-Rose Boulevard East	Laval	Laval	\$13,980,950	36.929	\$378,593

Residential Land Property Transactions - Q4 2019



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